

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: 15 March 2006

Division: Growth Management

Bulk Item: Yes \_\_\_\_\_ No X

Department: Marine Resources

Staff Contact: Rich Jones

**AGENDA ITEM WORDING:**

Acceptance by the Board of County Commissioners of the Monroe County Marine Management Strategic Plan and direction to staff to pursue policy development both internally and through policy experts as necessary; bring back to the Commission a 'No Net Loss' general policy and draft "no net loss" of waterfronts ordinance; and to pursue development of a Marina Siting Plan

**ITEM BACKGROUND:**

The Monroe County Board of County Commissioners directed the Marine Resources Department (Department) to have a Marine Management Plan developed in the spring of 2005 to provide for protecting and preserving both working waterfronts and public access throughout the Keys. That plan, now titled the Monroe County Marine Management Strategic Plan (Plan), was produced by the South Florida Regional Planning Council and the Center for Urban and Environmental Solutions of Florida Atlantic University (Consultants). The Plan was completed and provided to the Department for review just prior to the contract deadline of 31 December 2005. Department staff has reviewed the Plan, met with the Consultants, and made any necessary minor changes and modifications. The Plan is now finished and available on line at [www.sfrpc.com/mcmmsp.htm](http://www.sfrpc.com/mcmmsp.htm).

**PREVIOUS RELEVANT BOCC ACTION:**

February 2005 – approval of contract with SFRPC and FAU

July 2005 – approval of IDO for Working Waterfronts

**CONTRACT/AGREEMENT CHANGES:**

NA

**STAFF RECOMMENDATIONS:**

Acceptance of Marine Management Strategic Plan with direction as outlined in the agenda item wording.

**TOTAL COST:** NA

**BUDGETED:** Yes \_\_\_\_\_ No \_\_\_\_\_

**COST TO COUNTY:** NA

**SOURCE OF FUNDS:** \_\_\_\_\_

**REVENUE PRODUCING:** Yes \_\_\_\_\_ No X **AMOUNT Per Month** \_\_\_\_\_ **Year** \_\_\_\_\_

**APPROVED BY:** County Atty NA OMB/Purchasing NA Risk Management X

**DIVISION DIRECTOR APPROVAL:**  \_\_\_\_\_  
Ronda Norman, Acting Director of Growth Management

**DOCUMENTATION:** Included X Not Required \_\_\_\_\_

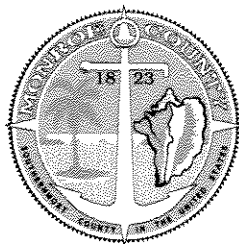
**DISPOSITION:** \_\_\_\_\_

**AGENDA ITEM NO.:** \_\_\_\_\_

# Memorandum

**Department of Marine Resources**

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**Board of County Commissioners**

Mayor Charles 'Sonny' McCoy, Dist. 3  
Mayor Pro Tem Murray Nelson, Dist. 5  
Commissioner Dixie Spehar, Dist. 1  
Commissioner George Neugent, Dist. 2  
Commissioner David Rice, Dist. 4

DATE: 28 February, 2006

TO: Monroe County Board of Commissioners

FROM: Rich Jones, Senior Marine Planner *R. Jones*

THROUGH: George Garrett, Director of Marine Resources *g. garrett*

SUBJECT: Staff Report for the acceptance of the Monroe County Marine Management Strategic Plan

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## Background and Overview

The Monroe County Board of County Commissioners directed the Marine Resources Department (Department) to have a Marine Management Plan developed in the spring of 2005 to provide for protecting and preserving both working waterfronts and public access throughout the Keys. That plan, now titled the Monroe County Marine Management Strategic Plan (Plan), was produced by the South Florida Regional Planning Council and the Center for Urban and Environmental Solutions of Florida Atlantic University (Consultants). The Plan was completed and provided to the Department for review just prior to the contract deadline of 31 December 2005. Department staff has reviewed the Plan, met with the Consultants, and made any necessary minor changes and modifications. The Plan is now finished and available on line at [www.sfrpc.com/mcmmmsp.htm](http://www.sfrpc.com/mcmmmsp.htm)

The structure of the Plan includes one core document with five accompanying appendices. The appendices are each significant, stand-alone documents that contain a wealth of information that may not be evident when reading the core document. It is important that the various appendices are reviewed to provide an overview for the project itself. Appendix 1, The Legal Overview and General

Policies Report, (among other things) discusses the bills passed by the state in 2005 that all coastal counties must address in their comprehensive plans. Those elements are intended to provide for preservation and address the statewide issues relating to re-development and loss of public access. Appendix 2, The Working Waterfronts Report, is the subjective side of the Plan which documents and illustrates the concerns of a variety of stakeholders in the Keys. Appendix 3, The Map Atlas for the Marine Facilities Inventory, is a compilation of numerous data sources and has been developed into a spatially formatted GIS database that will allow future users to query and analyze using common linkages. It was also prepared in anticipation of the development of a Marina Siting Plan, as required by the Monroe County Comprehensive Plan. Appendix 4, The Demographic and Economic Analysis of Monroe County and the Marine Industry, provides the objective and statistical side to the Plan. It discussed the very complicated economic issues and ramifications regarding continued redevelopment and the loss of working waterfronts and the associated industries. Finally, Appendix 5, the No Net Loss Ordinance Passed by Martin County, was provided as it illustrates the plans already adopted and being implemented by an area with very similar issues. It indicates a variety of existing strategies, in the form of an ordinance that Monroe County may want to follow including a 'no net loss' policy.

### Staff Comments and Recommendations

Marine Resources and Planning staff are pleased with the products of the Marine Management Strategic Plan. While the Plan does not provide detailed drafted policies, it does provide the framework, general strategies and recommendations necessary to proceed to the next step. Most importantly the Plan provides a variety of data indicating an overwhelming desire by the citizens for Monroe County to take an active role in providing stewardship for the marine industries that comprise the Keys' working waterfronts. It is evident that Monroe County has been asked to provide leadership in preserving both the economic and historic/traditional elements that the working waterfronts provide, in addition to ensuring future access to the land/water interface for the public.

Upon adoption of the Plan by the Board of County Commissioners, staff will commence developing comprehensive plan amendments, drafting necessary ordinances and creating general policies deemed appropriate in an effort to preserve essential working waterfronts and provide for future public water access. The Growth Management Department recognizes the limitations of staff resources and may need to utilize outside consulting services, in addition to in-house staff for generating policies and regulations.

Staff recommendations relating to the Monroe County Marine Management Strategic Plan are as follows:

- 1) Adopt the Monroe County Marine Strategic Plan**
- 2) Direct staff to begin drafting policies to be brought back to the Board**
- 3) Authorize staff to pursue outsourcing policy development as necessary**
- 4) Adoption of a 'No Net Loss' general policy**
- 5) Authorize staff to pursue development of a Marina Siting Plan**

### Conclusion

Growth Management staff is prepared to move forward with many of the strategies and recommendations provided in the Plan. Some of the recommendations are mandated by the State of Florida; others are voluntary and have been deemed to be essential and appropriate in addressing the state-wide and regional issues we are incurring in the Florida Keys. Many of the strategies can be implemented in the short term, while others (i.e. comprehensive plan amendments) will take a longer period of time due to standard governmental processes.

The Interim Development Ordinance (IDO) authorized by the Board of County Commissioners for waterfront re-development will expire in July. Staff will begin (if directed to do so) developing necessary policies addressing re-development and public water access in anticipation of the expiration of the IDO. It is likely that Land Development Regulations and Comprehensive Plan amendments will be in progress at that time.